

Cupertino, CA 95014  
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**ACTION MINUTES OF THE REGULAR MEETING OF  
THE DESIGN REVIEW COMMITTEE HELD ON September 6, 2018**

**ROLL CALL**

Committee Members present: Alan Takahashi, Chairperson  
David Fung, Commissioner

Committee Members absent: none

Staff present: Erika Poveda, Assistant Planner  
Benjamin Fu, Assistant Director of Community Development

Staff absent: none

**APPROVAL OF MINUTES:**

August 3, 2017

Minutes of the August 3, 2017 Design Review Committee meeting were approved as written

**ORAL COMMUNICATION:**

None

**POSTPONEMENTS/REMOVAL FROM CALENDAR:**

None

**WRITTEN COMMUNICATIONS:**

None

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**CONSENT CALENDAR:**

None

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**PUBLIC MEETING:**

1. Application No.(s): EXC-2018-02  
Applicant: Janice Yeh (Xtina Properties, LLC)  
Location: 10280 Imperial Ave APN: 357-19-054

Fence Exception to allow a driveway gate on a property located in a Planned Development (Light Industrial) Zone

*Design Review Committee decision final unless appealed.*

Staff Member Poveda explained that the subject property is located right at the transition between a residential neighborhood and a light industrial area. The City's Municipal Code allows for a driveway fence exception where it can be demonstrated that there is a need for security or safety. The Sheriff's department has not reported an increase in theft instances in the past 5 years in the industrial area. However, the applicant has a location in Mountain View that has been burglarized. The most recent theft resulted in losses to the business in excess of \$70,000. They had a gate and fence installed and have not

been burgled since. They are reluctant to move into this new Cupertino location without a security gate. The applicant is proposing to install a 6' redwood fence that would connect to the adjacent neighboring fences and a proposed landscape buffer in the front setback area. The fence would be setback 10' feet from the front property line. The Public Works department wants the existing 6' tall concrete wall reduced to 3' within the 10' front setback area to improve the visibility for the cars entering and leaving the driveway to the adjacent business. There are no street improvements required at this time, but in the future, the Public Works Department will require a 5' sidewalk and street dedication for improvements. The 10' fence setback allows for this eventuality. Staff is recommending approval of the project as it meets all the requirements for a fence exception and will provide a visual transition between the residential and light industrial sections on the street that currently does not exist.

Chair Takahashi confirmed that the fence maintenance would be the responsibility of the property owner. Commissioner Fung asked about the fence height. It was explained that the fence was designed to match the existing neighboring fences in height and style.

The applicant's architect, Janice Yeh, addressed the Committee. The applicant runs a film production company. They load up the trucks in the evening in order to be able to get to the photo shoot site early the next day. They have concerns about leaving the truck in an unsecure parking lot as the filming equipment is very expensive. Additionally since they purchased the building, they have an interest in updating the "curb appeal" with landscaping for their customers.

Chair Takahashi opened the Public Comment period.

There were no speakers

Chair Takahashi closed the Public Comment period.

Commissioner Fung supported the project with no additional discussion. Chair Takahashi also liked the project and felt that the fence and landscaping upgrades would be a good addition to the neighborhood.

MOTION: Commissioner Fung moved to approve EXC-2018-02 per the draft resolution

APPROVE: Chair Takahashi

ABSENT: none

ABSTAIN: none

VOTE: 2-0-0

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**OLD BUSINESS:**

None

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**NEW BUSINESS:**

None

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Respectfully submitted:

                    /s/Beth Ebben                    

Beth Ebben

Deputy Board Clerk